



City of WOODSTOCK

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MEMORANDUM

June 3, 2015

TO: Roscoe
FROM: Building and Zoning staff
SUBJECT: Sheriff's House and Jail Issues

On May 27th, Dan, John, Joe and Nancy walked through the Sheriff's House and Jail to identify conditions pertinent to the re-leasing of the space as a restaurant. As expected, there are many issues and we observed many health and safety issues—some due to the most recent tenant and some due to age and decades of neglect.

USE: From a building code standpoint, the use of the building as presently configured (dining in the front, storage in the back) could continue, but the expansion of the dining area would trigger additional requirements including sprinklering the new areas if the occupancy of the restaurant would exceed 100 people. This type of improvement is typical of what has been required this of other businesses—for example, DC Cobbs proposed utilization of the second floor. The Sheriff's House basement could continue to be used for storage but any dining or bar use would require sprinklering also.

KITCHEN: It appears that the kitchen equipment is being removed. Any changes in the kitchen will be required to meet current building codes.

PLUMBING: The Illinois State Plumbing Code does not grandfather existing conditions. There are many plumbing issues throughout the building. The open drains in the bar and kitchen area will require resizing and re-piping. The hot water heater next to the kitchen also does not meet code requirements. Restroom facilities are inadequate for even the occupancy of the Creperie.

The current bathrooms are located on the second floor and are reached via a steep narrow stairway. Best practices would call for the exposed water line in the men's room to be reconfigured. Any alterations to the bathrooms or any increase in occupancy would trigger code compliance. Lack of first floor bathrooms was a major issue for the Creperie.

ELECTRICAL: The electrical system should be upgraded immediately, regardless of whether or not the restaurant is leased. The many open junction boxes reveal a host of concerns including ungrounded and uninsulated wiring, undersized circuits, old cloth wiring, creating the potential

for fire and electric shock. The circuit breaker box in the jail area on the second floor probably dates to 1912 when the jail underwent a major remodel. There are signs of corrosion throughout the building. Most of the light fixtures in the Sheriff's House have been removed.



HVAC: Heating and cooling equipment are included in the City's annual maintenance contract. According to our file, there is a gas fired furnace in basement that heats the first floor of the restaurant (furnace is 14 years old), a furnace in the attic which heats the second floor (9 years old), and a gas fired furnace above the jail cells that heats the first floor of the jail (age unknown). There second floor of the jail is unheated. Ventilation throughout the building needs to be evaluated and improved and ductwork needs to be cleaned.



MOLD AND COOLERS: Mold was observed in various locations. Mold growth has been a recurring problem on the first floor ceiling of the jail below the second floor coolers, but there are other areas where inadequate ventilation is leading to mold and corrosion. The mold in the photo below forms under the improperly vented second floor coolers. The ceiling will need to be re-plastered.



Kathy Cappas said that the existing coolers will be removed however, if they are not removed, they must not be used as presently installed. Gary Anderson included cooler ventilation as an immediate priority. Because an improperly designed system has the potential to create significant damage to the building, any future cooler ventilation must be professionally designed and reviewed.

ROOF: Former CED staff members spoke with Kathy Cappas about a roof leak problem which is probably attributed to way the roof from the courthouse passageway meets the jail roof. We are unsure if last year's roofing project corrected or if it still needs to be repaired. The front roof (Sheriff's House) is old and has leaked into the upstairs dining room. It was patched in 1912 but will need to be replaced. We are not aware of any current leaks from this roof.



There are many unique metal mechanical features unique to the jail environment—many which remain in place, others removed and set off to the side. Some of these items such as the dismantled jail cells have considerable value. These items should be inventoried and maintained. Any future tenant must recognize the historic importance of these components to the building.

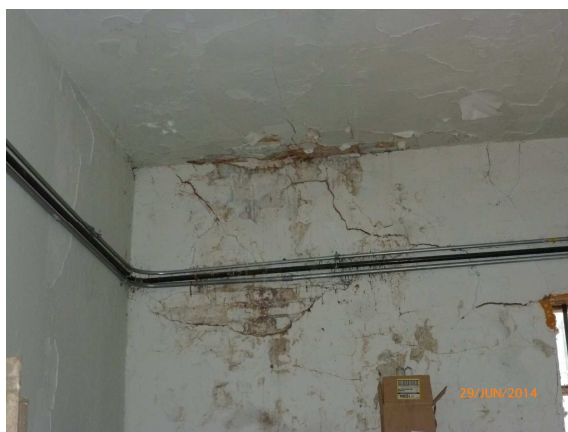


WALLS AND CEILINGS: There are plaster problems throughout the building. Evidence of previous leaks is visible in corners of the dining rooms where wallpaper is bubbled. The stairway in the restaurant previously had cracks in the plaster but recently the problem has worsened considerable—possibly due to the Creperie removing things from the second floor. There is other cracking that will need to be repaired. The second floor closet accessed through the front dining room has large cracks in the plaster. We observed peeling paint or wall paper (maybe old wall canvas) throughout the Sheriff's House.

Some of the acoustical ceilings in the second floor dining room are discolored or different colors. A full restoration of this space would include the removal of the tile and restoration of the plaster ceiling.



The plaster on the walls and ceilings in the jail should be removed. Gary Anderson identified plaster removal as a high priority item in his initial report because pieces have started to pull away for the ceiling of the jail. The exposed brick may create an attractive restaurant ambiance, however, it could impact the future use of historic tax credits.



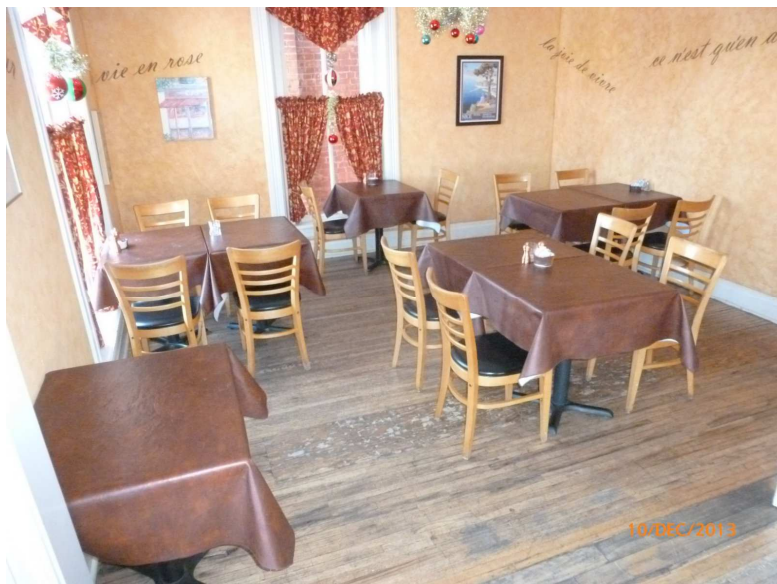
RAILINGS: The stairway railings in the Sheriff's House do not meet minimum code height nor does the railing at the top of the stairs. Since the plaster needs to be patched, the stairway railing should be removed and reattached at the proper height as part of that process.

The balustrade on the second floor should be retained but an additional (taller) code compliant railing should be added.



The metal railings in the jail are taller but the heights should be verified.

FLOORING: The restaurant dining rooms have wood flooring which has been patched. There are some areas that need additional patching. The floor should be reconditioned or sanded and refinished if necessary. The flooring behind the bar is rotted and will need to be removed and replaced or recovered. Other flooring needs some patching and refinishing, particularly in the front dining room on the second floor.

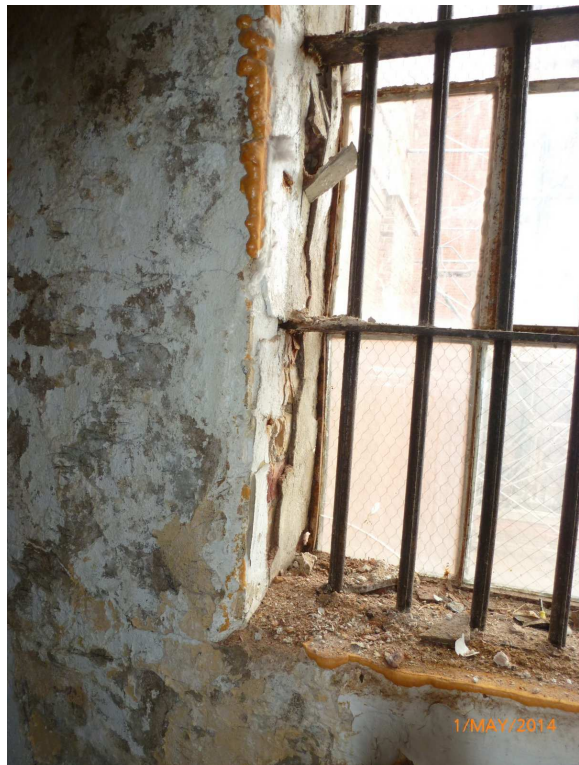
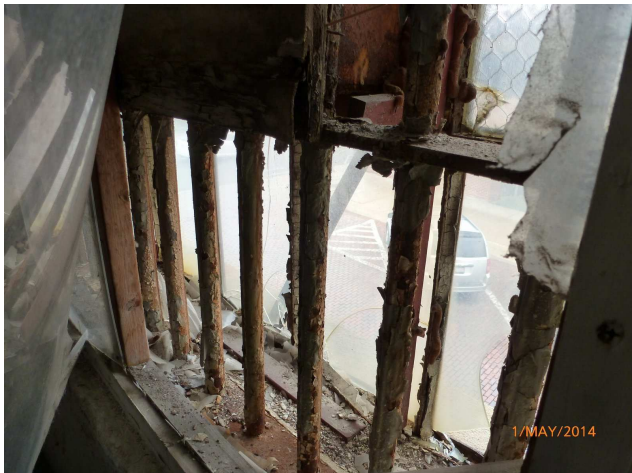


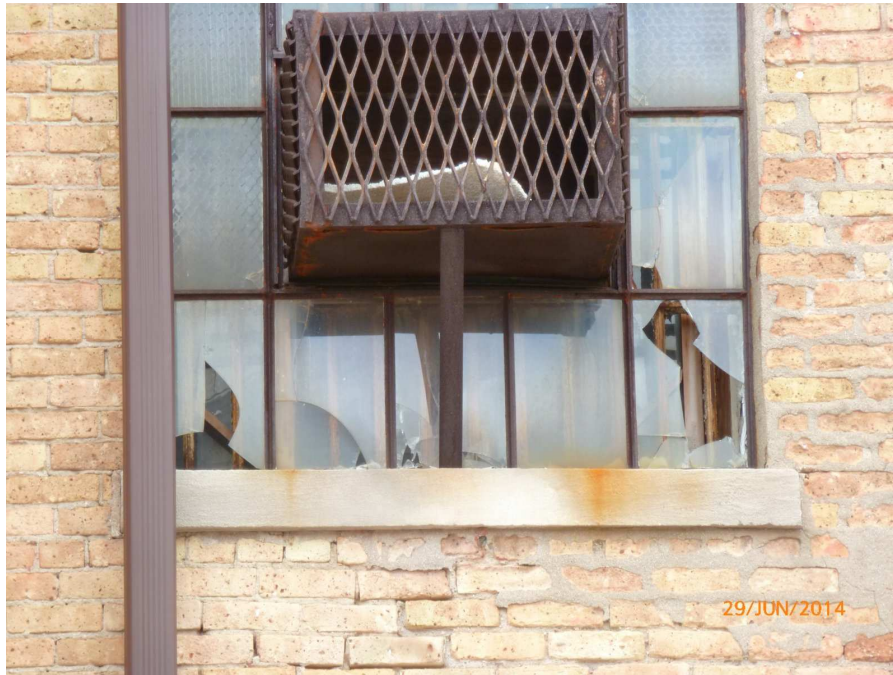
Concrete floors in the jail need to be cleaned, scraped and repainted.



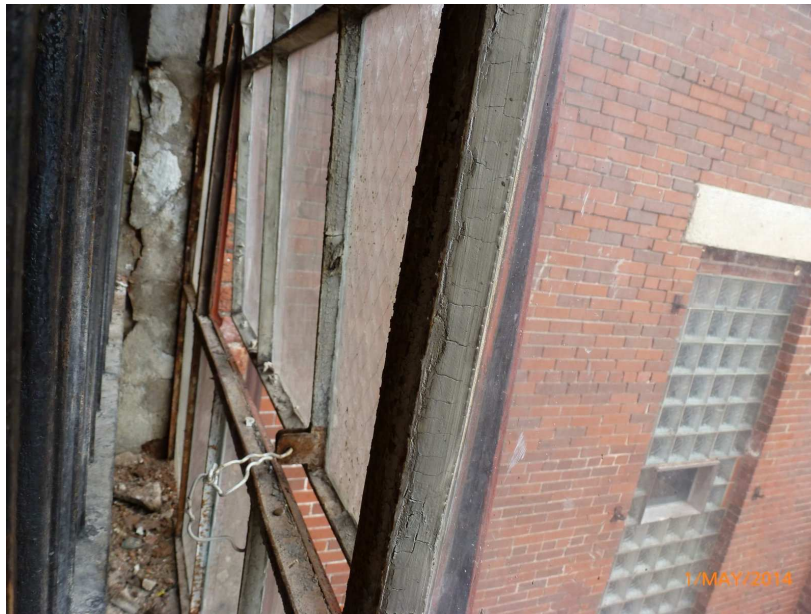
WINDOWS: There are urgent window issues throughout the building. The upper pane of glass in one of the sash above the front entrance has slipped leaving a gap of an inch or more between the glass and the sash due to rotted meeting rail on the upper sash. Other double hung windows are approaching this conditions also.

The multi-paned steel windows in the jail have a multitude of restoration needs. The photo below illustrates rust, peeling paint, and broken glass all surrounded by cracked plaster and peeling paint.



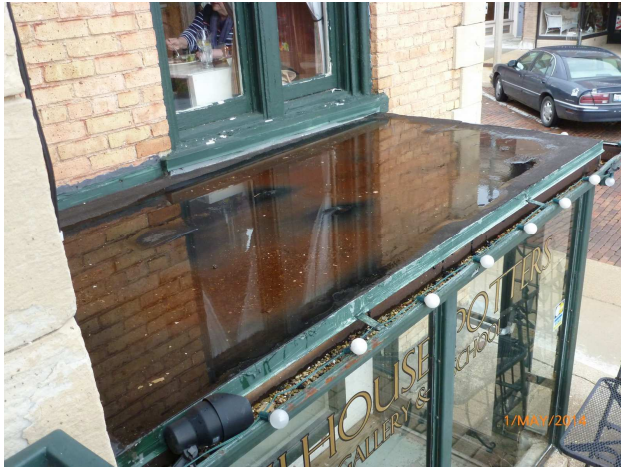


The bars add further complexity to the repair of deteriorated jail windows as illustrated in the photo below.

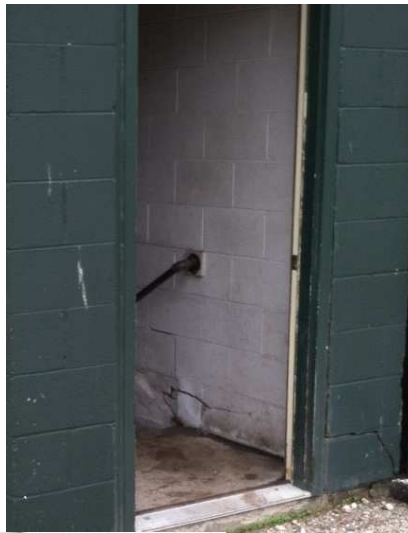


BASEMENT: Extensive improvements would be required to utilize the basement as public space. Plans to utilize the basement should be prepared by an architect with experience in historic preservation.

There are major problems with both the front and rear entrance enclosures. Since neither are original there may be other designs that are more desirable or aesthetically pleasing.



The back entrance needs major repairs. The roof is rotted and the concrete block is cracked and shifted.



Nothing in the basement meets building codes. Any occupancy of the basement or the back jail area would require an architect to evaluate egress. Door and hardware modifications and emergency lights/strobes would be required.

Though there is a bathroom in the basement it is not code compliant. The bathroom floor is currently covered with grease due to restaurant staff illegally dumping grease in the toilet. The condition of the sewer service is unknown but may be a problem due to this ongoing problem. There are drains in the basement floor which will need to be investigated.

ACCESSIBILITY: Handicapped accessibility will be an issue until an elevator is installed. A ramp to the front entrance would overwhelm the front of the property. Alternate ramp locations could be investigated.